

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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**STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD**

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	LS0406301REB
CHRISTOPHER M. TORZALA,	:	
RESPONDENT.	:	

FINAL DECISION AND ORDER

The parties to this action for the purposes of Wis. Stats. Sec. 227.53 are:

Christopher M. Torzala
Chicago MCC
71 West Van Buren Street
Chicago, IL 60605

Real Estate Board
P.O. Box 8935
Madison, WI 53708 8935

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708 8935

The parties in these matters agree to the terms and conditions of the attached Stipulation as the final decision of the matter(s), subject to the approval of the Real Estate Board (Board). The Board has reviewed the Stipulation agreement annexed to this Final Decision and Order, and considers it acceptable. Accordingly, the Board adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Respondent Christopher M. Torzala (“Respondent”), whose date of birth is December 22, 1958, whose last known address of record with the Department of Regulation and Licensing (“Department”) is N7514 Ceasar Road, Watertown, Wisconsin, 53094, and who presently is in the custody of the Federal Bureau of Prisons, Chicago MCC, 71 West Van Buren Street, Chicago, Illinois, 60605, holds a license as a Real Estate Broker (#90-21704). Respondent was granted the license on February 27, 1979, pursuant to Wis. Stat. ch. 452, and has held them at all times material to this complaint. The license and certificate are current through December 31, 2004.

2. The Department has received a copy of a plea agreement and judgment in United States of America v. Christopher M. Torzala, United States District Court, Eastern District of Wisconsin, Case No. 02-CR-252. Respondent was found guilty of a violation of 18 U.S.C. § 1503, Obstruction of Justice. Respondent specifically admitted in the plea agreement that he “falsely stated to a Federal Bureau of Investigation Special Agent that he was unaware of any individuals engaging in property fraud. Also during the meeting, Torzala falsely stated that he had never, as a seller of real estate, provided funds to the buyer to improperly inflate the equity in the transaction.”

3. Per Wis. Stats. § 452.14(3), the Board may revoke a broker’s license if it finds that the holder of the license has:

(k) Been guilty of any other conduct, whether of the same or a different character from that specified herein, which constitutes improper, fraudulent or dishonest dealing;

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in these matters pursuant to Wis. Stats. § 452.14.
2. The Wisconsin Real Estate Board has authority to enter into this stipulated resolution of this matter pursuant to Wis. Stats. § 227.44(5).
3. Respondent, Christopher M. Torzala, by his conduct as described in the plea agreement referred to in paragraph 2, above, did commit two of Wis. Stats. § 452.14(3)(k), or more.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. The attached Stipulation is hereby accepted.
2. Respondent shall, within 90 days of the date of this Order, pay to the Department of Regulation and Licensing partial costs of this proceeding in the amount of \$50.00, pursuant to Wis. Stats. § 440.22(2).
3. All payments, requests for approval of continuing education, evidence of completion of the education required by this Order, and request for removal of the limitation shall be mailed, faxed or delivered to:

Department Monitor
Department of Regulation and Licensing
Division of Enforcement
1400 East Washington Ave.
P.O. Box 8935
Madison, WI 53708-8935
Fax: (608) 266-2264
Telephone: (608) 267-3817

4. IT IS FURTHER ORDERED, that the Real Estate Broker License of Respondent Christopher M. Torzala, credential # 90-21704 is hereby **REVOKED**, effective immediately.

The rights of a party aggrieved by this Decision to petition the Board for rehearing and to petition for judicial review are set forth on the attached "Notice of Appeal Information."

Dated at Madison, Wisconsin this 2nd day of December, 2004.

Richard A. Kollmansberger
Chair
Real Estate Board